

028.0

0003

0018.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONAPPRAISED: 8,197,000 / 8,197,000
USE VALUE: 8,197,000 / 8,197,000
ASSESSED: 8,197,000 / 8,197,000

Total Card / Total Parcel


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WINTER ST, ARLINGTON

OWNERSHIP

Owner 1:	SCHOOLS FOR CHILDREN INC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 8 WINCHESTER PL SUITE 202

Street 2:

Twn/City: WINCHESTER

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01890		Type:		

PREVIOUS OWNER

Owner 1:	TOWN OF ARLINGTON SCHOOL -
Owner 2:	CROSBY SCHOOL -

Street 1: 730 MASS AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 75,549 Sq. Ft. of land mainly classified as Priv.-Other with a School Building built about 1896, having primarily Brick Exterior and 40167 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 10 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
943	Priv.-Other		75549		Sq. Ft.	Site		0	80.	0.50	1									3,021,960						3,022,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							19535
							GIS Ref
							GIS Ref
							Insp Date

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8,197,000 / 8,197,000
8,197,000 / 8,197,000
8,197,000 / 8,197,000

!2360!

PRINT

Date	Time
12/10/20	17:47:24
LAST REV	
Date	Time
05/30/18	12:54:54

mmcmakin	2360
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOWN OF ARLINGT	59820-184		8/22/2012	Invol Chari	4,214,196	No	No		see plan #574 of 2012 for land size
	3522-530		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/1/2017	634	Inter Fi	300,000	O					6/14/2013	Info Fm Prmt	EMK	Ellen K
4/17/2013	554	Manual	2,000	C					8/24/2005	Info Fm Prmt	BR	B Rossignol
8/22/2003	658	Redo Bat	25,000					RE-DO 4 BATHROOMS	6/1/1983		SL	
4/28/2003	356	Manual	40,000					add a stairlift				
4/11/2001	205	Alterati	1,000	C				CONSTRUCT CLOSET O				
1/9/2001	13	Alterati	66,400	C				HANDICAP LIFT				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 58 - School		Full Bath	Rating:					CROSBY SCHOOL & PLAYGROUND.												
Sty Ht: 2 - 2 Story		A Bath:	Rating:																	
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																	
Foundation: 3 - Brick or Stone		A 3QBth:	Rating:																	
Frame:		1/2 Bath: 2	Rating: Average																	
Prime Wall: 7 - Brick		A HBth: 8	Rating: Good																	
Sec Wall:	%	OthrFix: 10	Rating: Average																	
Roof Struct: 4 - Flat		OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover: 4 - Tar & Gravel		Kits:	Rating:					1st Res Grid	Desc: Line 1	# Units:										
Color:		A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir:		Fpl:	Rating:					Other												
GENERAL INFORMATION				WSFlue:	Rating:					Upper										
Grade: B - Good										Lvl 2										
Year Blt: 1896	Eff Yr Blt:									Lvl 1										
Alt LUC:	Alt %:									Lower										
Jurisdict:	Fact: .									Totals	RMs: 0	BRs: 0	Baths: 0	HB: 2						
Const Mod:										REMODELING				RES BREAKDOWN						
Lump Sum Adj:										Exterior:	No Unit	RMS	BRS	FL						
INTERIOR INFORMATION								Interior:												
Avg Ht/FL: 8										Additions:										
Prim Int Wall: 1 - Drywall										Kitchen:										
Sec Int Wall: 2 - Plaster	50 %									Baths: 2003										
Partition: T - Typical										Plumbing:										
Prim Floors: 2 - Softwood										Electric:										
Sec Floors: 3 - Hardwood	50 %									Heating:										
Bsmnt Flr:										General:										
Subfloor:										Total:	0									
Bsmnt Gar:																				
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 5 - Steam																				
# Heat Sys: 1																				
% Heated: 100	% AC:																			
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled: 100																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 028.0-0003-0018.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
27	Tennis Court	D	Y	4 1		A	AV	1960	16,000.00	T	40.8	943			37,900		37,900			
28	B-Ball Court	D	Y	1 45X90		A	AV	1960	1.62	T	40.8	943			3,900		3,900			
85	Paving	D	Y	1 10000		A	AV	1960	2.00	T	40.8	943			11,800		11,800			
More: N	Total Yard Items:	53,600	Total Special Features:		Total:	53,600														